

The Westfield-Washington Advisory Plan Commission held a meeting on Monday, August 18, 2008 scheduled for 7:00 PM at the Westfield City Hall-Council Chambers.

Opening of Meeting 7:00 PM

Roll Call – Note Presence of a Quorum

Commission Members Present: Cindy Spoljaric, Vice-President, Robert Horkay, Ginny Kelleher, Daniel Degnan, Pete Emigh, Rob Stokes, and Bob Spraetz.

Commission Members Absent: Robert Smith, Bill Sanders

City Staff Present: Gregory J Anderson, Director CD; Al Salzman, Senior Planner; and Brian Zaiger, City Attorney;

Approval of the Minutes:

Motion: To approve the July 7 Workshop Meeting Minutes as presented.

Motion by: Emigh; Second by Horkay; Voice Vote: (7-0)

Motion: To approve the July 21 Public Hearing Minutes as presented.

Spoljaric stated she believes that on the vote for 0807-ZOA-14, she voted against.

Motion by: Emigh; Second by Stokes; Voice Vote: (6-0-1) Spoljaric

Motion: To approve the August 4 Workshop Meeting Minutes as presented.

Motion by: Emigh; Second by Spraetz; Voice Vote: (7-0)

Anderson discussed continued items on the agenda.

OLD BUSINESS

Case No.	0806-DP-08 & 0806-SIT-07
Petitioner	Webster Salon
Description	546 North Union Street, Requests Development Plan Review and Site Plan Review of the conversion of a residence to a commercial use, approximately three tenths (0.3) of an acre in the SF-3 District.

Anderson discussed the site plan and reviewed the petition stating the petitioner is in full compliance.

A Public Hearing opened at 7:08 p.m.

Mr. Will Webster, Petitioner, gave a general overview of the project and discussed any changes since the workshop meeting.

The Public Hearing closed at 7:12 p.m.

Discussion followed regarding:

- Spoljaric asked if the drainage issues have been resolved.

Salzman responded yes; Public Works provided a letter to the file indicating they have accepted the proposed drainage that the petitioner has shown with the exception to some modification to the proposed materials.

Motion: To approve 0806-DP-08 and 0806-SIT-07 as presented.

Motion by: Kelleher; Second by: Horkay; Vote: (7-0)

Case No.	0808-PUD-02
Petitioner	The Estridge Group
Description	1010 West 146 th Street, Requests a change in zoning from the SF-2 District to the Brookie PUD District for approximately eight (7.82) acres.

A Public Hearing opened at 7:15 p.m.

Mr. Brian Stumpf, Estridge Companies, presented the details of the petition, which includes fourteen lots being added to the Centennial South PUD.

The Public Hearing closed at 7:17.

Motion: To send 0808-PUD-02 to the City Council with a positive recommendation.

Motion by: Emigh; Second by: Stokes; Vote: (7-0)

Case No.	0808-DP-11 & 0808-SPP-02 & Waiver Request
Petitioner	The Estridge Group
Description	1010 West 146 th Street, Requests Development Plan and Subdivision Primary Plat review of an addition to Centennial South, fourteen (14) lots on approximately eight (7.82) acres, in the SF-2 District.

Salzman discussed the Waiver Request, which is to conceptually allow a development plan with a longer than average cul-de-sac to move forward to the secondary plat stage.

A Public Hearing opened at 7:20 p.m.

No one spoke, and the Public Hearing closed at 7:21 p.m.

Discussion followed regarding:

- Stokes asked if the waiver was discussed with the Westfield Fire Department.

Salzman discussed negotiations between the petitioner and the Westfield Fire Department.

Stumpf added that meeting August 1 with WPWD and WFD to discuss several issues including the dedication of Ditch Road, road pavement cross section, and the waiver.

Motion: To approve Waiver request for 0808-DP-11.

Motion by: Kelleher; Second by: Emigh; Vote: (7-0)

A Public Hearing opened at 7:30 p.m. on 0808-DP-11 & 0808-SPP-02

Ms. Sharon Williams commented that she would not purchase a home on a cul-de-sac which did not allow parking on the cul-de-sac.

Discussion followed regarding:

- Spoljaric asked about the regulations in place regarding parking on cul-de-sacs.

Salzman responded he is not aware of a blanket or overriding ordinance regulating this; however, Donna Luley, Westfield Public Works, indicated there are specifications that do restrict parking in cul-de-sacs and this will be reviewed and evaluated to see if this is accomplishing the task.

The Public Hearing closed at 7:33 p.m.

Motion: To approve 0808-DP-11 and 0808-SPP-02 with the following conditions:

0808-DP-11:

1. Construction plans associated with the Secondary Plat of the cul-de-sac shall be approved by Westfield Fire prior to the recording of the Secondary Plat of the Amended Centennial South development; and
2. A commitment for the provision of additional right-of-way along the west side of Ditch Road shall be provided to WPWD prior to the recording of the Secondary Plat of the Amended Centennial South development.

3. Approval of this development plan shall be contingent upon the City Council adopting the associated change in zoning, petition 0808-PUD-02.

0808-SPP-02:

- Approve 0808-SPP-02, subject to compliance with any conditions associated with the accompanying Development Plan Review (0808-DP-11)

Motion by: Kelleher; Second by: Stokes; Vote: (7-0)

ADJOURNMENT (7:35 PM)

Approved (date)

President, Robert Smith, Esq.

Vice-President, Cindy Spoljaric

Secretary, Gregory J. Anderson, AICP